

ORDINANCE NO. 1729

*Parklake
Ests Ph 4*

AN ORDINANCE OF THE CITY OF SACHSE, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF SACHSE, TEXAS AS HERETOFORE AMENDED, SO AS TO GIVE THE HEREINAFTER DESCRIBED TRACT OF LAND PD (PLANNED DEVELOPMENT) ZONING FOR A RESIDENTIAL DEVELOPMENT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Sachse and the governing body of the City of Sachse, in compliance with the laws of the State of Texas and with the provisions of the Comprehensive Zoning Ordinance of the City of Sachse, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Sachse is of the opinion that the zoning should be granted; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS:

SECTION I.

That the Comprehensive Zoning Ordinance of the City of Sachse, Texas, be and the same is hereby amended by amending the Zoning Map of the City of Sachse, Texas, so as to give the following described property and PD (Planned Development) Zoning for a residential development. That property is described as follows, to wit:

at the 4500 Block of Miles Rd, in the Robert McCullough Survey, Abstract #928, in the City of Sachse, Dallas County, and being 36.12 acres of land out of a 89.29 acre tract and further evidenced by the attached Zoning Exhibit "A".

Development Standards For Park Lake Estates Phase 4
Planned Development District

SECTION II. BASE DISTRICT STANDARDS

All uses, conditions, and restrictions permitted in the R-10 Single-Family Dwelling District, as described in Ordinance No. 1255 and Ordinance No. 1516, as well as all other applicable ordinances of the City of Sachse, shall also apply to the Park Lake Estates Phase 4 Planned Development District, unless noted otherwise in the following sections, or waived or amended as allowed in the applicable ordinance(s).

SECTION III. PLANNED DEVELOPMENT DISTRICT STANDARDS

The following development standards shall be applied to the Planned Development area:

Building size:

Minimum area:	1,800 sq. ft.
Maximum height:	2 stories /30 ft.

Lot size:

Minimum area:	7,200 sq. ft.
Width at Bldg. Line (minimum)	60 ft.
Width at street R.O.W. (minimum)	35 ft.

Coverage/set backs:

Total coverage (maximum)	40%
Front set back (minimum)	25 ft.
Front set back (maximum)	40 ft.
Side yard set back (minimum)	6 ft.
Side yard set back adjacent to street (minimum)	15 ft.

SECTION IV. SPECIAL CONDITIONS

A. The following development standards shall apply to the lots adjacent (fronting or siding) to the extension of Ashwood Lane, from Cedar Creek Estates Phase Two Addition to Rosewood Lane within the Planned Development (see Development Plan):

Building size:

Minimum area:	1,800 sq. ft.
Maximum height	2 stories /30 ft.

Lot size:

Minimum lot area:	8,400 sq. ft.
Width at Bldg. line: (minimum):	70 ft.
Width at street R.O.W. (minimum):	35 ft.

Coverage / setbacks:

Total Coverage (maximum):	35%
Front setback (minimum):	25 ft.
Front setback (maximum):	40 ft.
Side yard setback (minimum):	10% (up to 8 ft.)
Side yard setback adjacent to street (minimum):	15 ft.

B. The following development standards shall apply to the lots adjacent (fronting or siding) to Rosewood Lane:

Building size:

Minimum area:	1,800 sq. ft.
Maximum height:	2 stories / 30 ft.

Lot size:

Minimum area:	7,800 sq. ft.
Width at Bldg. line (minimum):	65 ft.
Width at street R.O.W. (minimum):	35 ft.

Coverage setbacks:

Total coverage (maximum):	40%
Front setback (minimum):	25 ft.
Front setback (maximum):	40 ft.
Side yard setback (minimum):	7 ft.
Side yard setback adjacent to street (minimum):	15 ft.

C. All lots fronting to Rosewood Lane, as shown on the Development Plan, shall be rear entry.

D. All lots fronting to Rosewood Lane shall have a sprinklered (automatic) front yard area with a minimum of two (2) two-inch trees, ten (10) five-gallon plants, fifteen (15) one-gallon plants, and sod.

E. All lots siding to Rosewood Lane shall be front or rear entry (no side entry from Rosewood Lane).

F. On-street parking shall be permitted only along the north side of Rosewood Lane.

G. Except for lots fronting to Ashwood Lane and Rosewood Lane, garage doors shall be permitted to face the front or side street with no orientation restrictions.

H. There shall be no provision for undersized lots within the Planned Development area.

SECTION V. DEVELOPMENT SCHEDULE

Construction of public improvements within the Proposed Planned Development is expected to begin during or before the first quarter of 2001. Construction of public improvements and final subdivision of the land is expected to be complete during or before the fourth quarter of 2003. Two (2) construction phases are anticipated.

SECTION VI.

That all ordinances of the City of Sachse in conflict with the provisions of this ordinance be, and the same are hereby repealed and all other provisions of the ordinances of the City of Sachse not in conflict with the provisions of the ordinance shall remain in full force and effect.

SECTION VII.

That the provisions of this ordinance are severable, so that the invalidity of one or more provisions shall not affect the validity of those valid portions.

SECTION VIII.

That the above-described tract of land shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Sachse, as heretofore amended, and as amended herein by the granting of this zoning classification.

SECTION IX.

Whenever in this ordinance an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such ordinance, the doing of an act is required or the failure to do any act is declared to be unlawful, the violation of any such provision shall be punished by a fine as provided in Chapter 1, Section 7 of the City of Sachse Code of Ordinances provided, that no penalty shall be greater or less than the penalty provided for the same or similar offense under the laws of the State. Each day any violation of this ordinance shall continue shall constitute a separate offense.

SECTION X.

This ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and charter in such cases provides.

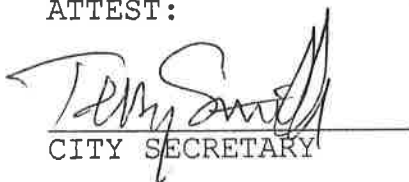
DULY PASSED by the City Council on this the 1st day of May, 2000.

APPROVED:



MAYOR

ATTEST:



CITY SECRETARY

